

Chapter 17.36

LAND DEDICATIONS

Sections:

- 17.36.010 Park land.
- 17.36.020 Park land – Availability for public purchase.
- 17.36.030 Park land – Time limit for development
- 17.36.040 School and park sites to abut.

**17.36.010** **Park land.** The city, as a condition of approval of any plat or replat that will be used for residential purposes, shall require the dedication of land for park purposes, the payment of fees in lieu thereof or any combination of the above as may be determined by the city council. The adopted comprehensive plan zoning designation of and the properly adopted comprehensive parks and recreation plan shall be used as a basis for determining the location and size of a proposed park site. The requirement for dedication of land and/or payment of fees shall be based on the following:

- A. That the land and/or fees will assist in serving the park and recreation needs of the residents within the proposed plat.
- B. That the amount and location of land to be dedicated or fees to be paid bear a reasonable relationship to the use of the open area and recreational facilities by the future inhabitants of the subdivision.
- C. If a dedication of land is infeasible, impractical, or insufficient for the purpose of this section, a fee in lieu of dedication shall be required. The fee shall be used for the purchase of park land, or for the development of existing park land.
- D. The amount of fee in lieu of dedication shall not exceed the prorated fair market value of the land in the subdivision, which the subdivider would have been required to dedicate under the formula stated in subsection F.
- E. No dedication or fee in lieu of dedication shall be dependent upon the exclusive use of the open area and its facilities by future inhabitants of the subdivision for which the dedication/fees were required.
- F. Dedication of land for neighborhood parks/playgrounds shall be based on the ratio of one acre of land for every four hundred fifty in the proposed subdivision, utilizing the average population per dwelling unit in the city comprehensive plan. (Ord. 398 S1 (part), 1981.)

**17.36.020** **Park land -- Availability for public purchase.** Where a neighborhood park/playground is to be located wholly or partly within a proposed subdivision, and where the projected population of the proposed subdivision will not require dedication of land for the entire park, the developer may be required to reserve additional park land for purchase by the public within one year of the final subdivision approval by the city council. Prior to preliminary plat approval, the city shall indicate if the additional park land is to be purchased. (Ord. 395 S1 (part), 1981.)

**17.36.030** **Park land -- Time limit for development.** Any land dedicated for park purposes shall be substantially developed, either by the city, L.I.D., or some other means within two years of dedication. Substantial development shall include automatic sprinklers, grass and light landscaping. However, development is not obligated until at least fifty percent of the subdivision is inhabited. (Ord. 39S S1 (part), 1981.)

**17.36.040** **School and park sites to abut.** Should any subdivision be abutting an existing or proposed school site, necessary steps will be taken to assure the school and park site are abutting. Where the park and school sites are abutting, the city may reduce the amount of land required to be dedicated, and require the payment of fees in lieu of dedication. (Ord. 398 S1 (part), 1981.)